

November 4, 2014 Minutes Grove Board Meeting

1- CALL TO ORDER/QUORUM

President John Frame called the meeting to order at 7PM at 5239 Grove Manor.

Members present were: John Frame, Marjie Tousignant, Arlene Strack, Margra Grillo, Dennis Holden, Ernie Pelikan, Anita Korndoerfer.

Sentry Management Representative, Deborah Christopher, was also present.

2- REVIEW AND APPROVE OCT.15, 2014 and OCT 19, 2014 MEETING MINUTES

After discussion, Mr. Pelican moved, Mr. Holden seconded, the Oct. 15 minutes be approved, as presented. The motion passed unanimously. **MOTION # 1** Mr. Pelikan moved, Mr. Frame seconded, the minutes of the Oct. 19, 2015 meeting be approved, as presented. The motion passed unanimously. **MOTION # 2.**

3- REVIEW FINANCIAL RESULTS

a- Accounts Receivable

1-Ms. Christopher reviewed the budget summary. Discussion followed. Violations of various rules etc. were discussed. Ms. Christopher will send letters to the owners who are out of compliance.

2-Setting the date for the Annual meeting was discussed.

Ms. Strack will check on the availability of either January 17 or Jan 31 from 2-4 PM at the Lady Lake Community Center. She will let us know which is available.

b- Cash Projections

Mr. Pelikan reviewed the finance committee's recommendations for the 2015 budget. Discussion followed. Mr. Frame presented his cash flow figures. Discussion followed. Mr. Pelikan moved, Ms. Korndoerfer seconded, \$12,000 be put into our reserve account before December 31, 2014. Voting yes were Ms. Strack, Ms. Grillo, Ms. Korndoerfer, Ms. Tousignant, Mr. Pelikan, Mr. Holden. Mr. Frame voted no as he felt it should be deferred until 2015. The motion passed. **MOTION # 3** Additional discussion followed. By consensus, it was agreed to move the mulching of the berm from the 2015 budget to the 2014 budget. Some other minor changes were also agreed to. Ms. Strack moved, Mr. Pelikan seconded, the revised 2015 balanced budget of \$79,524, with no increase in dues, be approved. The motion passed unanimously. **MOTION # 4.** Mr. Pelikan will get copies of the approved budget to all board members.

4- LEGAL UPDATE

a- Harbor Hills Motion filed in August.

Mr. Frame reviewed the telephone conversation held between our attorney, Robert Taylor, and the board members who had been available to talk with him. These were Mr. Frame, Ms Korndoerfer, Mr. Holden and Ms. Grillo. Discussion followed. Consensus was for Mr. Taylor to take the appropriate actions at the appropriate time.

c- Sentry Management Agreement

Discussion of the Sentry Management contract was held. Mr. Frame will send a letter to Ms. Christopher with the parameters that Ms. Christopher is to follow before getting the Board president's approval to pay bills that are within those parameters. With that understanding, Mr. Frame moved, Mr. Pelikan seconded, the contract be approved. The motion passed unanimously. **MOTION #5**

5- WEST GATE

a- Strategy

Mr. Frame reviewed the various problems that have occurred with the gate's mechanisms. He has notified Harbor Hills' manager regarding these and they had someone come out to attend to them. Discussion followed. Mr. Frame also noted that the water leak in the Gatehouse necessitated some repair to the dry wall after the problem was fixed. Mr. Frame noted the sign at the gate with instructions of whom to call, if there is a problem, is being replaced to state the inquiries should go to Greystone not to Sentry Management.

b- Mr. Holden noted that the entry gate itself is not visible on the tape when it is dark, although the cars' license plates can be seen. Discussion followed. Another camera will be installed.

6- ARCHITECTURAL REVIEW

a- Architectural Review Strategy

Discussion of what to do if an owner does not comply with our documents was held. By consensus, we will continue the procedure Ms. Christopher follows. If they are non-compliant, their access by using a clicker to go through the gate will be discontinued, although entry by using the access code will still be available to them.

b- Empty lot mowing

Mr. Frame noted the winter schedule of mowing the lots only once a month has begun. Discussion followed.

c- Mulching Berm

This was discussed in item 3-b above.

d- Harbor Hills Ladies Charity Request

Ms. Grillo noted the Ladies charity is having a 2 day yard sale in the spring only for residents of all of the HH villages. Last year it was 1 day and there was not enough time to visit each area. It was felt that to have it for 2 days would be better. They are asking for permission to do it in the Grove. Discussion followed. By consensus, the request was approved.

e- Ms. Grillo asked if our D & O insurance would cover the suit that was filed against Mr. Frame. Ms. Christopher will find out for us. It was noted that the new policy we just signed for the D & O insurance has a lower premium and deductible for comparable coverage than what we previously had.

f- Ms. Grillo stated that there was a bear in her trash. Mr. Holden elaborated on that situation.

g- Ms. Strack and Ms. Tousignant reported on the successful block party. Discussion followed. By consensus, it was decided that the Grove Board will pay the entire cost for the 2015 Block Party.

7- ADJOURNMENT

The meeting was adjourned at 9:26 PM.

Margra Grillo, Secretary

Approved: December 9, 2014

Ms. Strack noted that we have reserved the Lady Lake Community Center on Saturday January 17, 2015 from 1:30 to 4:00 PM.